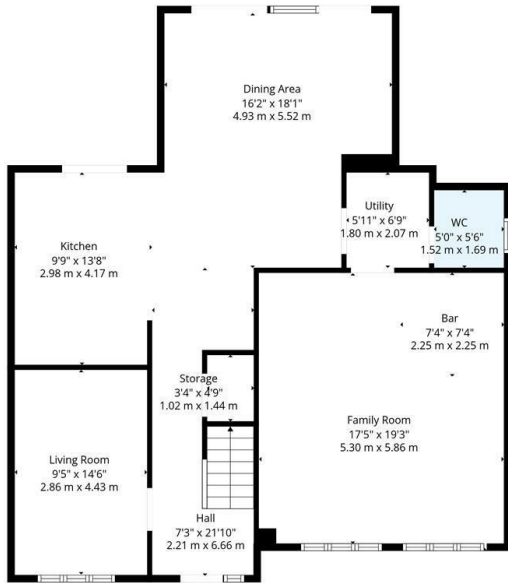




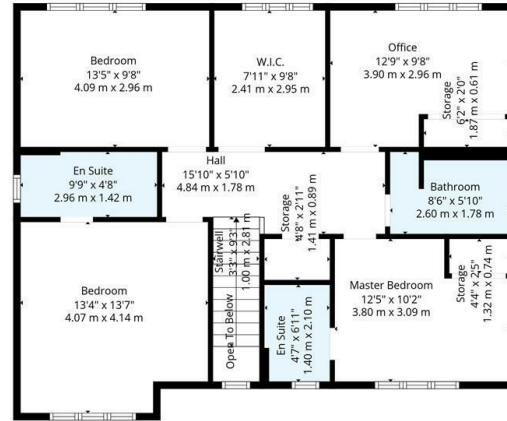
11 Nairn Drive, Bishopton, PA7 5GE

Offers Over £450,000

- Five Bedroom detached home built by luxury home builder 'Avant'
- Fitted kitchen with central island, and separate utility room
- Family bathroom, two en-suite shower rooms and downstairs WC
- Excellent corner plot position with a landscaped private south facing rear garden
- Formal lounge overlooking the front of the property
- Converted double garage
- Impressive open plan kitchen/ living/ dining area with bi-fold doors
- Four double bedrooms and a good sized single bedroom
- EER Band B



1st Floor

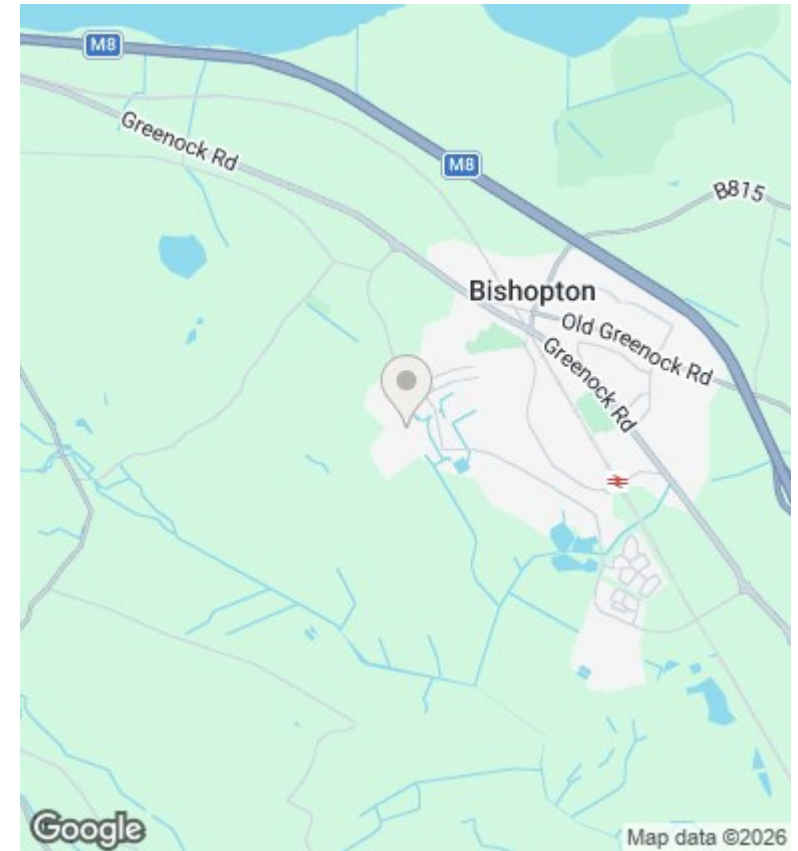


2nd Floor



TOTAL: 1938 sq. ft, 180 m2
 1st floor: 1076 sq. ft, 100 m2, 2nd floor: 862 sq. ft, 80 m2
 EXCLUDED AREAS: STORAGE: 54 sq. ft, 4 m2, UTILITY: 41 sq. ft, 4 m2, STAIRWELL: 39 sq. ft, 4 m2,
 WALLS: 138 sq. ft, 13 m2

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



Directions

Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

Council Tax Band

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	